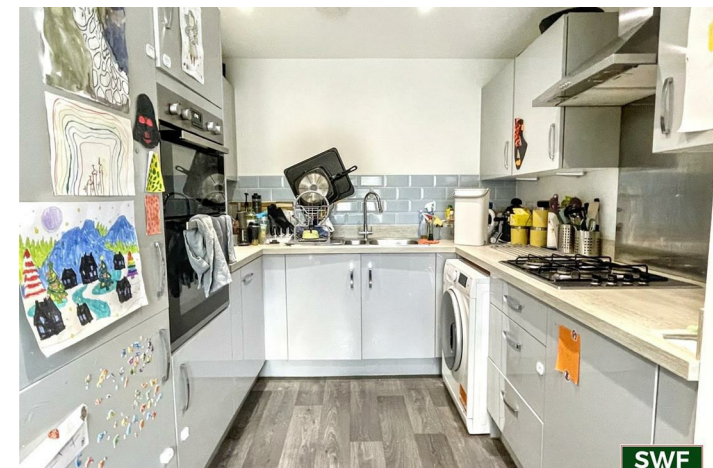




20 FORGE ROAD WOLVERHAMPTON, WV2 2FE

OFFERS IN THE REGION OF £230,000
FREEHOLD

Modern three bedroom semi-detached home available with No Onward Chain situated in an extremely popular location close to a range of amenities including schools, shops and access to public transport including Wolverhampton Railway Station and The Metro network. The property features spacious accommodation throughout, ideal for first time buyers or families, and comprises entrance hall, living room, dining kitchen, ground floor w.c., three bedrooms, family bathroom and a good size garden to the rear. A driveway to the side provides off road parking.



20 FORGE ROAD

- Available With No Onward Chain • Extremely Popular
- Location • Convenient For A Range Of
- Amenities • Excellent Transport Links Including
- Wolverhampton Train Station & Metro Network • Fitted
- Solar Panels • Driveway Providing Off Road
- Parking • Dining Kitchen • Ideal For First Time Buyers
- & Families • Freehold Subject To An Annual
- Service/Estate Fee Of Approx. £130.00



APPROACH

The property is approached via a block paved driveway providing off road parking for several vehicles with an adjacent lawned foregarden.

ENTRANCE HALL

Radiator, staircase to the first floor landing and doors to the dining kitchen, living room and ground floor w.c.

LIVING ROOM

Double glazed window to the rear, double glazed doors opening out to the rear garden, radiator and decorative wall panelling.

DINING KITCHEN

Double glazed window to the front, ceiling down lighters, part tiled walls, radiator and a range of fitted wall, drawer and base units with roll edge work surfaces over incorporating a 1½ stainless steel sink and drainer unit with mixer tap. There are a number of integrated appliances including a fridge, freezer, dishwasher and an electric oven with 4 ring gas hob above with further space and plumbing for a washing machine.

GROUND FLOOR W.C

Double glazed obscure window to the front, radiator, wash hand basin with splash back tiling and low level w.c.

FIRST FLOOR LANDING

Loft access hatch , useful storage cupboard and doors to:

BEDROOM ONE

Double glazed window to the front and radiator.

BEDROOM TWO

Double glazed window to the rear and radiator.

BEDROOM THREE

Double glazed window to the rear and radiator.

BATHROOM

Double glazed obscure window to the front, ceiling down lighters, part tiled walls, towel rail and suite comprising close coupled w.c, wash hand basin and panelled bath with electric shower above.

REAR GARDEN

To the rear of the property is a pleasant enclosed garden with a paved patio area and lawn beyond with a raised decked seating area. A gate provides access to the front.

COUNCIL TAX

Wolverhampton City Council - Tax Band B

TENURE Freehold

The agent understands that the property is freehold subject to an annual estate/service charge of approximately £130.00.

SERVICES

The agent understands that mains gas, electricity, water and drainage are available.

BROADBAND

Ofcom checker shows Standard, Superfast & Ultrafast are available.

Ofcom provides an overview of what is available.

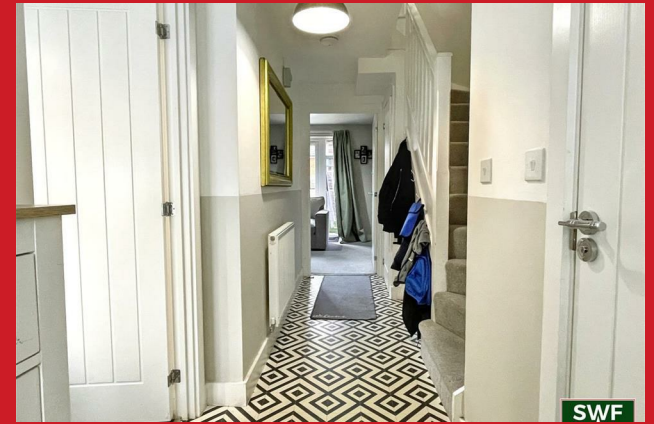
Potential purchasers should contact their preferred

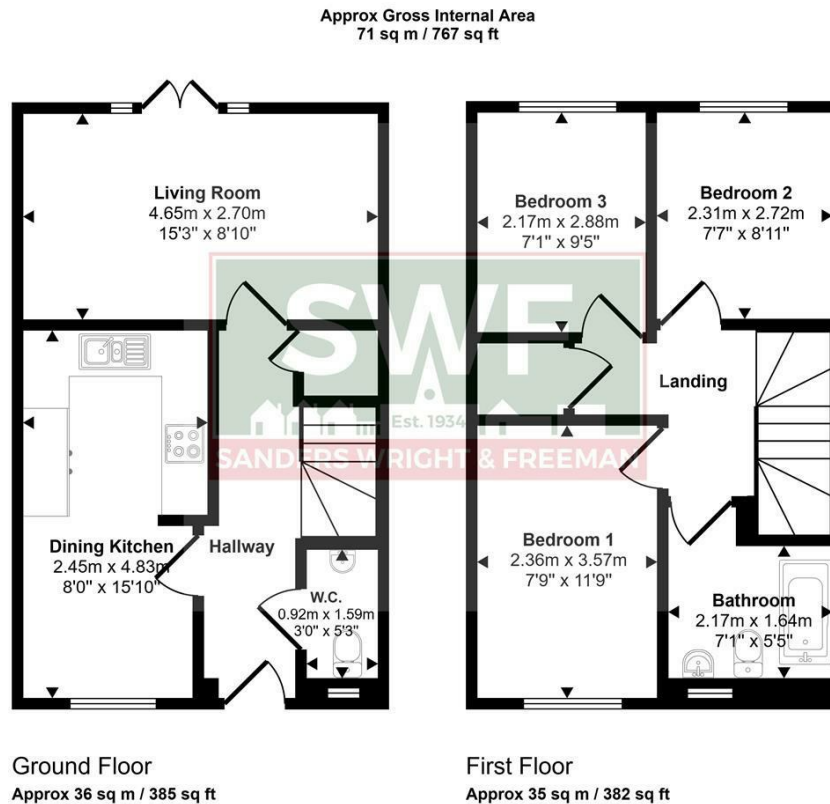
supplier to confirm availability and speed.

OTHER INFORMATION

The property is fitted with solar panels. The agent understands that the solar panels are owned outright by the current owners although we encourage any potential buyer to confirm this with their legal representative.

20 FORGE ROAD





This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		96
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements